

## Battle Ground Town Council

### Meeting Minutes, August 14, 2017

Attending: Steve Egly, Council President; Councilor Mike Bird, Councilor Greg Jones, Councilor James Miller, Councilor Zack Raderstorf, Clerk Treasurer Georgia Jones, Town Attorney Eric Burns, Street Supervisor Ron Holladay, Town Marshal Jerry Burk.

Guests: Steve McKenzie, Dave Buck, Ryan Smith, Joanne Kuhn Titolo, Bill Miller, Shirley Daulton, Ed Geisler, Kenny Calloway, Scott Robinson, Bryan Butler, Dan Teder.

Steve Egly opened the meeting at 7:00 p.m. Eric Burns gave the oath of office to new councilor Zach Raderstorf. Additions to the agenda include guests Steve McKenzie, and Bill Miller, and in department reports, a question on sewage billing.

#### **Guest Comment**

Scott Robinson and Bryan Butler presented the council a letter on behalf of K&R Waters, offering a fee reduction for Certified Operator services, from \$3600 monthly to \$3100 per month, effective September 1, 20017.

**Motion** by Greg Jones to accept the lower rate. Second of Mike Bird, motion carried.

Ed Geisler spoke for the Battle Ground Lions Club, offering the club's help to do something for the community. They are hoping to build a playground, other options might include a pedestrian trail. The club meets monthly on third Wednesday at 7:00 p.m., United Methodist Church. Shirley Daulton is the current president.

Steve McKenzie, 2495 Matchlock Court, addressed the council to raise awareness of drainage issues at his residence and others in Shawnee Ridge where poor grading on the lots is causing substantial property damage. Problems may be due to grade changes recommended as a result of county building inspections where negative grade was approved and allowed. The council suggested McKenzie work with a consultant such as Butler, Fairman & Seufert to assess the problem and bring possible solutions to the council for review. At this time it appears to be an issue for property owners rather than the town however a study would provide information for decisions.

Bill Miller gave a status report from the Americus Coalition, stating the Board of Zoning Appeals has not yet ruled on the quarry decision.

Dan Teder brought a request from MGM Rave, owner of 5500 North SR 43 (old Holiday Inn) to extend work deadlines imposed by the agreement with the Town. The owner has not met the agreed deadlines and would like to extend items 4, 5 and 6 inspections by 45 days. The April 30, 2019 deadline would not change. The property is partially cleaned but not secured and the remaining overgrowth of weeds, shrubs and trees invites vandalism.

**Motion** by Steve Egly to approve the 45 day extension for milestones 4, 5, and 6 and the original completion date is unchanged. Second of Mike Bird, motion carried. 5 Aye, 0 Nay

Ryan Smith presented a change order for the North Street project, adding a storm manhole modified for a sewer line crossing. The MPO will accept 80% of the cost, the town share would be \$1600.00.

**Motion** by Greg Jones to approve DES 1174236 Change Order #1 for a total cost \$8,051.00. Second of Zach Raderstorf, motion carried. 5 Aye, 0 Nay.

Dave Buck provided project study results from Butler, Fairman and Seufert for extending sewer service to the north side of County Road 600N at State Road 43 and east to Hawk's Nest. Their recommendation is "Northgate West Alternate 2", having the shortest distance of gravity main and greater use of existing easement. It is customary for developers to pay the cost of utility extension for their projects. Until more is known about the planned development at Aurora minor subdivision, the report is under advisement.

## **Department Reports**

### **Police**

Town Marshal met with the owner of an unsafe structure at 307 College Avenue, concerning removal of a collapsed and unsafe garage. The owner is seeking assistance for this work.

The owner of the old Holiday Inn is not compliant with town ordinance regarding overgrowth of weeds and grass at 5500 SR 43N. Jerry Burk provided multiple contractor names to the owner, who indicated the quotes received to complete this work are too high.

The compost area has been staffed during July, to verify town residence of people who drive in. This has reduced the volume of brush and limbs from out of town contractors and owners.

A sinkhole in the town hall parking lot was discovered August 4, and was filled with soil.

A new deputy will be on duty August 18, William Dearing. By October there will be a third deputy in the regular schedule along with the marshal.

### **Sewage**

A force main break in a wooded area east of Woods Edge required contractors to pump and repair the main.

Requests for locates are very high, many addresses have been marked three times before contractors finally get in to complete the work.

Ron will purchase a safety meter to detect lethal gas in underground work areas. The appliance will be accurate for about 2 years before replacement. He will order a safety harness for tree trimming.

During this month's heavy rainfall Hawks Nest lift station has kept up with demand. This may be the result of the new impeller plus repairs to the vac pump solenoid. James Miller asked about status of checking for storm discharge in the sewer system. A larger camera is necessary to capture clear photos of the mains during a rain event.

Ron Holladay and Dave Buck met with Jane Miteff to explain codes relevant to sewer repairs needed at 2636 E CR 600N. Drawings and photos of the installation area were specific to show the Miteff's what they require from a contractor. Their responsibility is to install an approved sewer connection at the nearest main, which is their west property line. In this case the length of run to their home also requires

a manhole structure with the installation. Following the discovery of the non-conforming septic tank and sewer connection, monthly billing has been deferred until an engineering report confirmed what exists and what is allowed. After the determination there is no option for a septic tank, the recommended sewer connection is required and billing will continue.

**Motion** by Steve Egly to bill deferred fees with the September collection cycle. Second of Jim Miller, motion carried. 5 Aye, 0 Nay.

#### **MVH**

There was a water leak at 114 Main Street that required excavation, and a gas line that was not marked properly by Vectren's locate service was accidentally clipped. A few residents were evacuated until the repair was complete and surrounding homes checked for gas. Vectren has not contacted Town Hall about a street cut permit for the work site. Question was asked, will there be a fine to Vectren?

Ron received two responses estimating a 30'x50' replacement for the salt barn. The vendors added to his specs so the quotes are very different; \$70,000 and \$130,000. At this time the desired construction is a pole frame building with doors on each end, 5' cement base sidewall and metal upper wall and roof, 6" concrete floor. Preferred site is the treatment plant, placed to avoid the force main.

#### **Town Attorney**

Withered Burns has located the Shawnee Ridge HOA president and may now finalize the transfer of common area outlot A and easement on Outlot B remaining after annexation to Town of Battle Ground. These documents would be recorded and the parcels become part of town responsibility and control.

A Public Hearing for the proposed Storm Water Utility is scheduled for 6:30 p.m., August 22, 2017 at the Battle Ground Bible Church, 2430 E CR 600N, West Lafayette, Indiana. A presentation on the regulations and requirements of storm water management will be followed by a "listening session" for residents to ask questions and express concerns. The town council will take questions under advisement and respond after consideration. The hearing will be recorded.

#### **Clerk-Treasurer**

**Motion** to approve July 10 meeting minutes by James Miller with second of Mike Bird. Motion carried, 5 Aye 0 Nay.

**Motion** to approve Register of Vouchers July 11 to August 14 by Greg Jones with second of James Miller. Motion carried, 5 Aye, 0 Nay.

Budget draft for 2018 was discussed. Changes in legislation require 50% of MVH revenue must be used for construction, repair or maintenance of road surfaces, and will be required to be reported. Any major shifts in any appropriations need to be addressed quickly before the budget hearing date September 11. Some adjustments may be done later, such as carrying MVH funds to 2018 for grant projects.

Vendors contacting the town this month include Triad Associates, and engineering firm, and Accent Consulting, offering off-site encrypted storage for financial data and other office files. This is a protection against ransomware as well as hardware failure or natural disaster. Municipal Impact offers an inexpensive web host alternative designed for local government. Community residents are looking for more information on our web site, meeting minutes and ordinances are frequently requested.

## Area Plan

The 2045 Area Transportation Plan was received. Amendment to the Unified Zoning Ordinance was considered. Area Plan also recommends an amendment to restrict the rental of "Bed and Breakfast" homes or guest rooms in Tippecanoe County.

**Motion** by Greg Jones to approve Resolution 17-88 (2045 Transportation Plan) amendment to the Comprehensive Plan for Tippecanoe County, and, adopt Ordinance 2017-558 (UZO Amendment #88) Transient housing. Motion received a second of Steve Egly, motion carried. 5 Aye 0 Nay.

## Committees

Communication – Zach Raderstorf accepted the duties of chairman.

Streets and Roads – Street sealing will be done in October. Total Patcher project is on hold. There is competition for Community Crossings Matching Grant (CCMG) money this year. North Street project is underway, the south sidewalk will be done first, and all paving repaired at the end of the project.

Sidewalks and Paths – no report

Personnel – no report

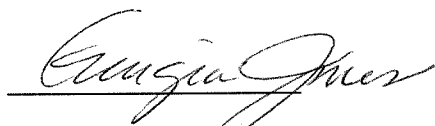
## Old Business

Resolution for maintenance of sanitary sewer lines is deferred.

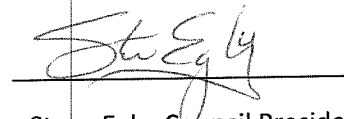
## New Business

No new business

**Motion** to adjourn 9:30 p.m. by James Miller with second of Mike Bird.



Georgia Jones, Clerk Treasurer



Steve Egly, Council President